



## Proposed Chehalis Trust Land Exchange

PROPOSED LAND EXCHANGE BETWEEN WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES (DNR) AND PORT BLAKELY TREE FARMS LP

### Objective

DNR will reposition state trust land assets across southwest Washington to consolidate ownership and provide long-term trust revenue to help build public schools, universities, and other public institutions as well as fund important county services. The exchange will increase land management efficiencies while building public ownership areas large enough to sustain multiple values such as habitat, recreation, and forest resources.

### Benefits

This proposed exchange would:

- Consolidate state trust lands into more manageable and desirable locations, which will help DNR to better serve trust beneficiaries by increasing the productivity and operational efficiency of these lands.
- Enhance forest biodiversity by consolidating forestlands that will be managed under DNR's Policies for Sustainable Forestry and Habitat Conservation Plan (HCP). Some designated habitat for the endangered northern spotted owl and the threatened marbled murrelet will be acquired.
- Expand working forestland in Capitol State Forest.
- Enhance the sustainability of working forest landscapes for future generations.
- Reduce the amount of DNR-managed forestland adjacent to properties which private owners have or may convert to uses incompatible with forestry.
- Increase the availability and quality of public use and recreational opportunities.
- Increase public land holdings along the Willapa Hills Trail.

### Exchange specifics

Port Blakely Tree Farms to DNR: **8,935 ± acres**

DNR to Port Blakely Tree Farms: **8,579 ± acres**

The exchange would involve:

- Four state trusts: Common School, State Forest Land Transfer, Escheat, Scientific School
- State trust land in five counties: Grays Harbor, Pacific, Thurston, Lewis, Skagit

(more)

Port Blakely Tree Farms to DNR (**8,935± acres**)

**CONTACT:** Zoanne Thomas, Asset Management Specialist

DNR Pacific Cascade Region | 601 Bond Road, PO Box 280 | Castle Rock, WA 98611  
360-577-2025 | zoanne.thomas@dnr.wa.gov

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- Most of the Port Blakely Tree Farms properties proposed for exchange are within or adjacent to major blocks of DNR-managed state trust lands and have been part of a private, timbered ownership for more than 100 years.
- Approximately 5,493 acres in Grays Harbor County, 1,046 acres in Thurston County, 1,639 acres in Pacific County, 485 acres in Lewis County, and 272 acres in Skagit County.
- Several properties to be acquired are near major blocks of state trust land. They include:
  - Approximately 3,685 acres near Capitol State Forest in Thurston and Grays Harbor counties
  - Approximately 2,689 acres near the Lower Chehalis State Block in Grays Harbor and Pacific counties
  - Approximately 1,397 acres near the P&E Block in Pacific County
- Timber species and composition are representative of types found in the South Coast and Columbia Planning Units — areas delineated in DNR's multi-year HCP agreement with federal agencies to protect habitat for salmon.
- The property supports an abundance of wildlife species, including some marbled murrelet and northern spotted owl habitat, and serves as migration paths for deer, elk and other wildlife.

#### **DNR to Port Blakely Tree Farms (8,579± acres)**

- Approximately 6,515 acres in Lewis County, 1,938 acres in Thurston County, and 126 acres in Grays Harbor County. These lands include:
  - Several parcels in Lewis County commonly known as Lake Creek
  - Several parcels in Thurston County commonly known as Smith Ranch

#### **Habitat Conservation Plan**

- State properties to be exchanged are managed as General Ecological Management lands and have no special HCP role (such as spotted owl habitat); several of the lands acquired by state trusts will have HCP designations.

#### **Exchange balance**

- Each trust will receive property of equal market value to any that it exchanges.
- Values will be determined by an independent market appraisal.
- Some parcels proposed for this exchange may be excluded from the final exchange agreement if needed to balance the values being exchanged, or for other reasons.

#### **Opportunities for public input**

- A public information meeting was held on November 10, 2008, in Chehalis, Washington.
- A public hearing to accept testimony was held on December 10, 2008, in Chehalis, Washington.
- Written comments were accepted until December 29, 2008.

#### **What's next**

- Input from the public, including comments made at hearings and in writing, will be reviewed.
- Parcels proposed for exchange will be appraised.
- An agreement between DNR and Port Blakely if the two parties agree on exchange lands.
- The proposed agreement and a summary of public comments will be presented to the Board of Natural Resources, which represents trust beneficiaries, for decision at a monthly meeting.

Additional information is available on our website: [www.dnr.wa.gov](http://www.dnr.wa.gov)  
(Look under Business and Permits; click on Leasing and Land Transactions; and go to Proposed Trust Land Exchanges)